

MAYOR & COUNCIL AGENDA COVER SHEET

MEETING DATE:

December 18, 2006

CALL TO PODIUM:

Fred Felton
Assistant City Manager

RESPONSIBLE STAFF:

Fred Felton
Ivan Humberson

AGENDA ITEM:

(please check one)

	Presentation
	Proclamation/Certificate
	Appointment
X	Public Hearing
	Historic District
	Consent Item
	Ordinance
	Resolution
	Policy Discussion
	Work Session Discussion Item
	Other:

PUBLIC HEARING HISTORY:

(Please complete this section if agenda item is a public hearing)

Introduced	12/04/06
Advertised	12/06/06
Hearing Date	12/18/06
Record Held Open	
Policy Discussion	

TITLE:

An Ordinance to Amend Chapter 5 of the City Code Entitled "Buildings," to Create a New Article VI Entitled "Additional Fire Safety Requirements for Certain Multi-Family Residential Structures" to Create a New Section 5-12 Entitled "Automated Sprinkler Systems" to Require the Retrofit Of Certain Multi-Family Residential Structures With Automated Sprinkler Systems

SUPPORTING BACKGROUND:

Staff is concerned about the lack of automated fire suppression sprinkler systems in our aging multi-family housing stock.

The City has required the installation of sprinklers in new multi-family dwellings for over 25 years, and we now require sprinklers for all residential construction; however, we have thousands of apartments built in the 1960's and 70's that are not equipped with fire suppression systems.

We expect that a significant number of our aging apartments could be renovated or converted to condominiums in the relatively near future. Our Fire Marshall has indicated that it is fairly easy and economical to retrofit an existing multi-family dwelling with sprinklers when they are vacant.

The attached ordinance would require the installation of automated sprinkler systems whenever an existing multi-family dwelling containing at least four (4) dwelling units should become vacant for a period of more than ninety (90) days.

Staff believes this is a reasonable approach to phasing in a sprinkler requirement for our aging multi-family stock.

When the ordinance was introduced on December 4, 2006 the Mayor and City Council asked for more specific information of the costs involved in retrofitting an existing building with sprinklers. Staff is compiling this data, and it will be included in the December 21, 2006 Mayor and City Council package.

DESIRED OUTCOME:

Conduct Public Hearing. Staff recommends the Mayor and City Council vote to close the record as of Wednesday, December 27, 2006 at 5:00 PM.

DRAFT
ORDINANCE NO. _____

AN ORDINANCE TO AMEND CHAPTER 5 OF THE CITY CODE
ENTITLED "BUILDINGS," TO CREATE A NEW ARTICLE VI ENTITLED "ADDITIONAL FIRE
SAFETY REQUIREMENTS FOR CERTAIN MULTI-FAMILY RESIDENTIAL STRUCTURES"
TO CREATE A NEW SECTION 5-11 ENTITLED "AUTOMATED SPRINKLER SYSTEMS"
TO REQUIRE THE RETROFIT OF CERTAIN MULTI-FAMILY RESIDENTIAL
STRUCTURES WITH AUTOMATED SPRINKLER SYSTEMS

BE IT ORDAINED, by the Mayor and City Council of the City of Gaithersburg, in
public meeting assembled, that Chapter 5 of the City Code, Article VI, Section 5-11, is
hereby enacted to read as follows:

ARTICLE V. THE INTERNATIONAL FUEL GAS CODE (2003)

* * * * *

**ARTICLE VI. ADDITIONAL FIRE SAFETY REQUIREMENTS FOR CERTAIN
MULTI-FAMILY RESIDENTIAL STRUCTURES**

Sec. 5-11. AUTOMATED SPRINKLER SYSTEMS

A vacant multi-family residential structure containing four (4) or more dwelling units
may not be reoccupied until automated sprinkler systems are installed pursuant to
the requirements of the applicable National Fire Protection Association sprinkler
standard. For the purposes of this section, vacant shall be defined as a building not
occupied by one or more persons for a period of at least ninety (90) days.

* * * * *

ADOPTED this _____ day of _____, 2006, by the City Council of
Gaithersburg, Maryland.

SIDNEY A. KATZ, MAYOR and
President of the Council

DELIVERED to the Mayor of the City of Gaithersburg, Maryland, this _____ day of _____, 2006. APPROVED/VETOED by the Mayor of the City of Gaithersburg this _____ day of _____, 2006.

THIS IS TO CERTIFY that the foregoing ordinance as adopted by the City Council of Gaithersburg, in public meeting assembled, on the ____ day of _____, 2006, and that the same was approved/vetoed by the Mayor of the City of Gaithersburg on the ____ day of _____, 2006. This Ordinance will become effective on the ____ day of _____, 2007.

David B. Humpton, City Manager

Boldface

Underlining

[Single boldface brackets]

Double underlining

[[Double boldface brackets]]

* * *

Heading or defined term.

Added to existing law by original bill.

Deleted from existing law by original bill.

Added by Amendment.

Deleted from existing law or the bill by amendment.

Existing law unaffected by bill.